

MEMORANDUM

4998
JANUARY 14, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on forty-six zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

Neighborhoods

	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton		1	1	1
Back Bay				
Beacon Hill	2			
Charlestown	1			
Chinatown				
City Proper				
Dorchester	4	2	1	
East Boston	2	1		
Fenway				
Government Center				
Hyde Park		1		
Jamaica Plain			1	
Kenmore				
Mattapan	3	2	1	
North End		1		
Roslindale	1	2		
Roxbury	1	2		
South Boston	1	3	1	2
South Cove				
South End	2	1		
West Roxbury	3			

Allston-Brighton

- Deferral Z-10967. 4 Appian Way, submit plans.
- Denial Z-10960. 36 Orkney Road, six to seven apartments.
- Denial Z-10825 6 Sparhawk Street, lodging house and office.
without
Prejudice

Beacon Hill

- Approval Z-10964. 21 Brimmer Street, rear wall.
- Approval Z-10972. 8 Lindall Place, four to five apartments.

Charlestown

- Approval Z-10970. 16-16R Polk Street, addition to garage.

Dorchester

- Denial Z-10961. 8-10 Howell Street, excessive density.
without
Prejudice
- Approval Z-10973. 42 Grampian Way, enclose porch.
- Denial Z-10980. 192-192A Savin Hill Avenue, two to three family dwelling.
- Approval/ Z-10985. 26 Corona Street, enclose porch, extend porch.
Denial
- Denial Z-11058. 3-5 Ellsworth Street, addition to storage structure.
- Approval Z-11003. 28 Waldeck Street, one family dwelling.
- Approval Z-11067. 91-93 River Street, two family dwelling.

East Boston

- Approval Z-10898. 52A-54 Bennington Street, restaurant.
- Denial Z-11000. 336-340 Chelsea Street, repair garage.
- Approval Z-11016. 120 Orleans Street, four additional apartments.

Fenway

- Denial Z-10966. 109 Brookline Avenue, wall signs.
- Deferral Z-11102. 330 Brookline Avenue, addition to hospital structure.

Hyde Park

Denial Z-11001. 310 Wood Avenue, four apartment structure.

Jamaica Plain

Denial Z-10978. 104 Child Street, inadequate plans, lot size.
without
Prejudice

Mattapan

Denial Z-10931. 740 American Legion Highway, take-out restaurant.

Denial Z-10962. 675-685 Morton Street, contrary to character and scale of
without neighborhood.
Prejudice

Approval Z-10968. 890-900 Morton Street, existing restaurant.

Approval Z-10981. 15 Gilmer Street, enclose porches.

Denial Z-10982. 93 Hazelton Street, two to three-family dwelling.

Approval Z-11043. 11 Fottler Road, two family dwelling.

North End

Denial Z-10958. 379-380 Handier Street, restaurant inappropriate.

Roslindale

Approval Z-10975. 2-6 Fowle Street, three family dwelling.

Denial Z-10984. 24 Pinehurst Street, two to three family dwelling.

Denial Z-11007. 812A Canterbury Street, two family dwelling.

Roxbury

Approval Z-10849. 61-67 Shirley Street, eight foot fence.

Denial Z-10833- 54-54A Clifford Street, three to four family dwelling.
10834.

Denial Z-10850. 40 Robey Street, erect garage.

South Boston

Denial Z-10822. 9 Vinton Street, inappropriate conversion.

Denial Z-10965. 613B East Eighth Street, rear addition.
without
Prejudice

Denial Z-10983. 1422 Columbia Road, three to four apartments.
Deferral Z-10951- 333 E Street and 368-372 West Broadway, private club.
10952.
Denial Z-10963. 6 Gen. W.H. Devine Way, indoor sale of used cars.
Approval Z-11056. 120 West Eighth Street. one family dwelling.
Deferral Z-11068. 300 Northern Avenue, temporary lodging, U.S. Navy
personnel.

South End

Approval Z-10959. 133 Warren Avenue, two to three family dwelling.
Approval Z-10969. 62 Chandler Street, three apartments.
Denial Z-10803 261 West Newton Street, six to nine apartments.
West Roxbury

Approval Z-10953. 40 Worley Street, rear addition.
Approval Z-11008. 32 Petrel Street, one family dwelling.
Approval Z-11104. 31-33-34 Petrel Street, three one family dwellings.

BOARD OF APPEAL REFERRALS

JANUARY 14, 1988

Hearing

1.	Z-10822	1/21/88	Charles Vozella 9 Vinton Street, South Boston
*2.	Z-10825	1/26/88	Russell Gardner 6 Sparhawk Street, Brighton
3.	Z-10833-10834	1/26/88	Chris Moynihan 54 Clifford Street, Roxbury
4.	Z-10849	1/26/88	Clifton Realty Trust 61-67 Shirley Street, Roxbury
5.	Z-10850	1/26/88	Anthony F. Lepardo 40 Robey Street, Roxbury
6.	Z-10898	1/21/88	Julio Ferreiros, Jr. 52A-54 Bennington Street, East Boston
7.	Z-10931	1/21/88	Pizza Hut, Inc. James F. Cooper 740 American Legion Highway, Roslindale
8.	Z-10951-10953	1/26/88	Vytautas Eikinas 333 E Street, South Boston
9.	Z-10953	1/21/88	John O'Keegan 40 Worley Street, West Roxbury
10.	Z-10958	1/19/88	Chiccarelli Realty Emilio Matarazzo 379-381 Hanover Street, Boston
11.	Z-10959	1/19/88	Joseph & Rowena Burke 133 Warren Avenue, Boston
12.	Z-10960	1/19/88	36-46 Orkney Road Condominium Trust 36 Orkney Road, Brighton
13.	Z-10961	1/19/88	Barbara Leogaw 8-10 Howell Street, Dorchester
14.	Z-10962	1/19/88	Smithy D. Bien-Aime 675-685 Morton Street, Mattapan
15.	Z-10963	1/26/88	Joseph O'Brien 6 General W. H. Devine Way, South Boston
16.	Z-10964	1/19/88	Robert L. Beal 21 Brimmer Street, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

JANUARY 14, 1988

Hearing

17.	Z-10965	1/19/88	Frank O'Halloran 613B East Fourth Street, South Boston
18.	Z-10966	1/19/88	Children's Hospital 109 Brookline Avenue, Boston
19.	Z-10967	1/21/88	Francis Campbell 4 Appian Way, Allston
20.	Z-10968	1/21/88	Edward H. Salant 890-900 Morton Street, Mattapan
21.	Z-10969	1/21/88	62 Chandler Street Trust 62 Chandler Street, Boston
22.	Z-10970	1/21/88	Donald Haska 16-16R Polk Street, Charlestown
23.	Z-10972	1/21/88	Jess Reznikow 8 Lindall Place, Boston
24.	Z-10973	1/21/88	Martin O'Brien 42 Grampian Way, Dorchester
25.	Z-10975	1/21/88	Gary Martell & James McKernan 2-6 Fowle Street, Roslindale
26.	Z-10978	1/21/88	Lew O. Welty 104 Child Street, Jamaica Plain
27.	Z-10980	1/21/88	Paul Custeau 192-192A Savin Hill Avenue, Dorchester
28.	Z-10981	1/21/88	William G. Smith 15 Gilmer Street, Mattapan
29.	Z-10982	1/21/88	Dylia Laroste 93 Hazelton Street, Mattapan
30.	Z-10983	1/21/88	David E. Rosengard 1422 Columbia Road, South Boston
31.	Z-10984	1/21/88	John & Emily Chronopoulos 24 Pinehurst Street, Roslindale
32.	Z-10985	1/21/88	Lucien Jacques Jean 26 Corona Street, Dorchester
33.	Z-11000	1/21/88	John Curley 336-340 Chelsea Street, East Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

JANUARY 14, 1988

Hearing

34.	Z-11001	1/21/88	Robert D. & Francine A. Ford 310 Wood Avenue, Hyde Park
*35.	Z-11002 WITHDRAWN	1/26/88	Sheffield Realty Trust 607 Tremont Street, Boston
36.	Z-11003	1/26/88	Dean J. Lynch & Joan Nee 28 Waldeck Street, Dorchester
37.	Z-11007	1/26/88	Steven Vona 812A Canterbury Street, Roslindale
*38.	Z-11008	1/26/88	Steven Vona 32 Petrel Street, West Roxbury
39.	Z-11016	1/21/88	Gumball Realty Trust 120 Orleans Street, East Boston
40.	Z-11043	1/21/88	Leo Brown 11 Fottler Road, Mattapan
41.	Z-11056	1/26/88	Harold & Virginia Donovan and the City of Boston 120 West Eighth Street, South Boston
*42.	Z-11058	1/19/88	Ellsworth Supply Co., Inc 3-5 Ellsworth Strret, Dorchester
43.	Z-11067	1/19/88	Jean D. Raphael 91-93 River Street, Mattapan
44.	Z-11068	1/26/88	E.D.I.C. 300 Northern Avenue, South Boston
*45.	Z-11102	1/21/88	The Beth Israel Hospital Association 300 Brookline Avenue, Boston
*46.	Z-11104-11106	1/26/88	Richard Saris & Richard O'Dea 31-33-34 Petrel Street, West Roxbury
*47.	Z-10803	1/26/88	Logan Realty Trust 261 West Newton Street, Boston

*not included in original submission

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GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 1/21/88 Z-10822
Charles Vozzella
9 Vinton Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10822, Charles Vozzella, 9 Vinton Street, South Boston, for two variances for change of occupancy from two- to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Vinton Street is a narrow, one-way street with a serious traffic problem and no available off-street parking; existing properties have minimal yard setbacks. Proposal would create a negative precedent on this congested street.



Z-10822

9 VINTON ST

SOUTH BOSTON

COLUMBUS
PARK

Board of Appeal Referrals

1/14/88

2

Hearing: 1/26/88 Z-10825
Russell Gardner
6 Sparhawk Street
Brighton

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one-family dwelling to lodging house and accessory office.

Violation(s): Lodging house is conditional use.

Insufficient off-street parking.

Interim Planning Overlay District.

VOTED: In reference to petition Z-10825, Russell Gardner, 6 Sparhawk Street, Brighton, for conditional use and variance for change of occupancy from one-family dwelling to lodging house and accessory office in a residential (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice. Concerns are basement office and insufficient off-street parking. Planning and Zoning Advisory Committee is opposed.

MC. KINNEY
PLAYGROUND

ST. COLUMBKILLE
SCHOOL

ST. COLUMBKILLE
CHURCH

Z-10825

6 SPARHAWK ST

BRIGHTON

Board of Appeal Referrals

1/14/88

Hearing: 1/26/88

Z-10833-10834
Chris Moynihan
54-54A Clifford Street
Roxbury

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-10833-10834, Chris Moynihan, 54-54A Clifford Street, Roxbury, for six variances for change of occupancy from three- to four-family dwellings in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Proposed basement apartment creates an excessive density incompatible with that existing in the surrounding residential neighborhood.



Z-10833-10834

54 CLIFFORD ST ROXBURY

Board of Appeal Referrals

1/14/88

Hearing: 1/26/88 Z-10849
Clifton Realty Trust
61-67 Shirley Street
Roxbury

Site: Vacant land

District(s): Local business (L-1)

Purpose: Erect eight-foot fence.

Violation(s): Insufficient front and side yards.

Interim Planning Overlay District.

VOTED: In reference to petition Z-10849, Clifton Realty Trust, 61-67 Shirley Street, Roxbury, for two variances to erect eight-foot fence in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Existing fence secures vacant site which has been used as an illegal dumping area and removes a safety hazard. Neighbors have indicated strong support. Fence will be removed when land is developed.



Z-10849 61-67 SHIRLEY ST ROXBURY

Board of Appeal Referrals

1/14/88

Hearing: 1/26/88

Z-10850
Anthony F. Lepardo
40 Robey Street
Roxbury

Site: 17,702 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect one-story repair shop garage structure.

Violation(s): Repair shop garage is forbidden use.

Insufficient front and rear yards.

Interim Planning Overlay District.

VOTED: In reference to petition Z-10850, Anthony F. Lepardo, 40 Robey Street, Roxbury, for forbidden use and two variances to erect one-story repair shop garage structure in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Inadequate plans. Site adjacent to residential property. Large commercial structure could have a significant impact on the surrounding neighborhood.



PARKING

TOLAND COURT

TANKS

PARKING

LESTER ST.

STREET

BACHELDER STREET

STREET

MARSHFIELD STREET

LONGMEADOW ST.

STREET

STREET

COTTAGE STREET

HARTFORD

NEW YORK

FRANKLIN AVENUE

LEYLAND

BACHELDER STREET

ROBEY

STREET

AND

STREET

BURGESS STREET

STREET

STREET

BECKWITH ST.

HILLSBORO STREET

GROOM STREET

STREET

Z-10850

40 ROBEY ST

ROXBURY

NEW HAVEN

HUMPHREY'S

PLACE

NARROW

STREET

WENDOVER STREET

QUINCEFIELD STREET

STREET

Board of Appeal Referrals

1/14/88

Hearing: 1/21/88

Z-10898
Julio Ferreiros, Jr.
52A-54 Bennington Street
East Boston

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from three stores and day care center to two stores, day care center and restaurant.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-10898, Julio Ferreiros, Jr., 52A-54 Bennington Street, East Boston, for variance for change of occupancy from three stores and day care center to two stores and day care center and restaurant in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that a curb loading zone authorized by the Boston Transportation Department be provided in front of the property to service uses which are consistent with commercial nature of area. Small Spanish restaurant seats approximately 20 customers.



Z-10898 52A-54 BENNINGTON ST EAST BOSTON

Board of Appeal Referrals

1/14/88

Hearing: 1/21/88 Z-10931
Pizza Hut, Inc.
James F. Cooper
740 American Legion Highway
Roslindale

Site: Vacant land

District(s): Local business (L-.5)

Purpose: Erect eat-in and take-out restaurant structure.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-10931, Pizza Hut, Inc., James F. Cooper, 740 American Legion Highway, Roslindale, for conditional use to erect eat-in and take-out restaurant structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Access to the site presents a safety problem given the nature of the divided highway and the dangerous intersection on which the restaurant would front. Another pizza establishment would not serve an unmet need as there are several existing pizza houses in the vicinity already serving the community. Permitting this specific use would further encourage strip, commercial development in a strong residential area.



Z-10931

740 AMERICAN LEGION HIGHWAY

ROSLINDALE

Board of Appeal Referrals

1/14/88

Hearing: 1/26/88

Z-10951-10952

South Boston Lithuanian
Citizens Association

Vytautas Eikinas

333 E Street & 368 West Broadway

South Boston

Site: Four-story structure

District(s): General business (B-2)

Purpose: Change occupancy from club and meeting halls to private club and meeting halls and offices; erect two-story addition; use premises for ancillary parking.

Violation(s):

Ancillary parking is forbidden use.

Excessive floor area ratio.

Insufficient rear yard.

Off-street parking design.

In reference to petitions Z-10951-10952, South Boston Lithuanian Citizens Association, Vytautas Eikinas, 333 E Street & 368 West Broadway, South Boston, for forbidden use and three variances for change of occupancy from club and meeting halls to private club and meeting halls and offices, erect two-story addition and use premises for ancillary parking in a general business (B-2) district, the Boston Redevelopment Authority recommends deferral. Proposal has not been adequately reviewed with community. Concerns are location of off-street parking on West Broadway, traffic generated by office use, and amount of space to be occupied by offices.



Z-10951-10953 333 E ST SOUTH BOSTON

Board of Appeal Referrals

1/14/88

Hearing: 1/21/88 Z-10953
John O. Keegan
40 Worley Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10953, John O. Keegan, 40 Worley Street, West Roxbury, for variance to erect one-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Family space addition has support of abutters. Side yard deficiency existing.



Z-10953

40 WORLEY ST WEST ROXBURY

Board of Appeal Referrals

1/14/88

Hearing: 1/19/88

Z-10958

Chiccarelli Realty

Emilio Matarazzo

379-381 Hanover Street

Boston

Site: Five-story structure

District(s): Apartment (H-3-65)

Purpose: Change occupancy from eight-family dwelling and store to eight-family dwelling and restaurant.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-10958, Chiccarelli Realty, Emilio Matarazzo, 379-381 Hanover Street, Boston, for change in nonconforming use for change of occupancy from eight-family dwelling and store to eight-family dwelling and restaurant in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial. Existing parking shortage will be exacerbated by additional restaurant in this congested neighborhood. North End Neighborhood Council is opposed.



Z-10958

379-381 HANOVER ST

BOSTON

Board of Appeal Referrals

1/14/88

Hearing: 1/19/88

Z-10959
Joseph & Rowena Burke
133 Warren Avenue
Boston

Site: Three-story structure

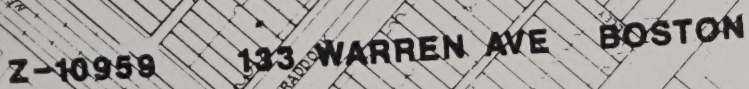
District(s): Apartment (H-2)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient open space.

VOTED: In reference to petition Z-10959, Joseph & Rowena Burke, 133 Warren Avenue, Boston, for conditional use and variance for change of occupancy from two- to three-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Occupancy, existing at the time of purchase in 1985, is compatible with residential neighborhood.



Board of Appeal Referrals

1/14/88

Hearing: 1/19/88 Z-10960
36-46 Orkney Road Condominium Trust
36 Orkney Road
Brighton

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from six to seven apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-10960, 36-46 Orkney Road Condominium Trust, 36 Orkney Road, Brighton, for forbidden use and two variances for change of occupancy from six to seven apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Long standing community opposition to increased density. Appellant has not submitted evidence to justify granting the variances.



Z-10960

36 ORKNEY RD

BRIGHTON

Board of Appeal Referrals

1/14/88

Hearing: 1/19/88 Z-10961
Barbara Leogaw
8-10 Howell Street
Dorchester

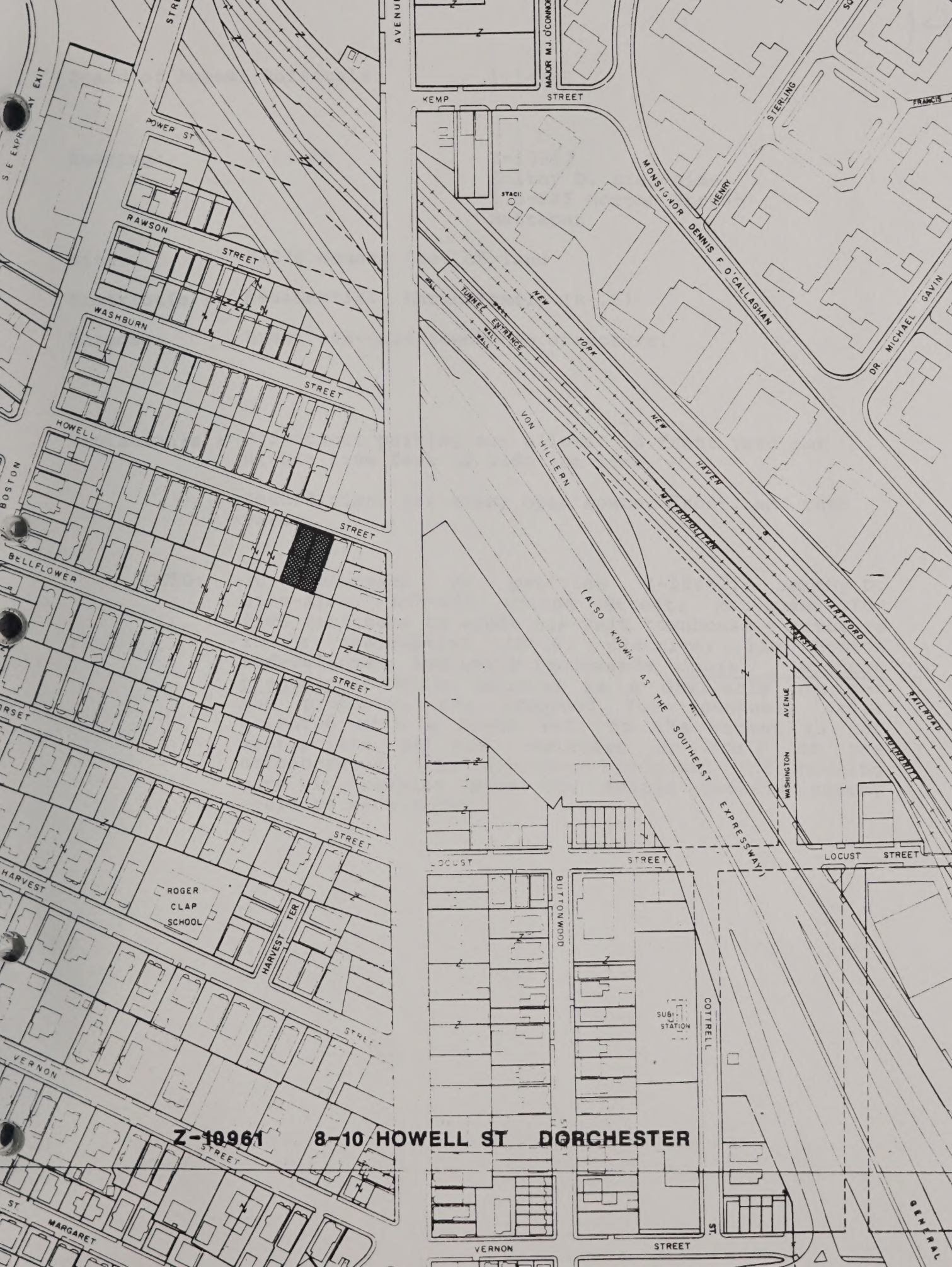
Site: 5,900 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect three-family dwelling.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-10961, Barbara Leogaw, 8-10 Howell Street, Dorchester, for two variances to erect a three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Excessive number of units for this site. Scale of proposed structure is inconsistent with existing properties.



Z-10961

8-10 HOWELL ST DORCHESTER

Board of Appeal Referrals

1/14/88

Hearing: 1/19/88 Z-10962
Smithy D. Bien-Aime
675-685 Morton Street
Mattapan

Site: 8,370 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect six-unit townhouse structure.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, open space, front, and rear yards.

VOTED: In reference to petition Z-10962, Smithy D. Bien-Aime, 675-685 Morton Street, Mattapan, for five variances to erect six-unit townhouse structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. While housing is a desirable use for the property, the proposal for townhouse units oriented with a blank wall to the street is not appropriate to the character or scale of the neighborhood. An alternate proposal for housing more in keeping with the triple deckers nearby would be encouraged.



Z-10962

675-685 MORTON ST MATTAPAN

Board of Appeal Referrals

1/14/88

Hearing: 1/26/88 Z-10963
Joseph O'Brien
6 General W.H. Devine Way
South Boston

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from garage to repair shop garage
and indoor sale and display of used cars.

Violation(s): Repair garage is conditional use.

VOTED: In reference to petition Z-10963, Joseph O'Brien,
6 General W.H. Devine Way, South Boston, for
conditional use for change of occupancy from garage
to repair shop garage and indoor sale and display
of used cars in a general business (B-1) district,
the Boston Redevelopment Authority recommends denial.
Garage structure occupies the entire lot with minimal
setbacks from the abutting residential structures.
Addition of another automotive use without off-street
customer parking for existing repair garage would
further impact the residential properties adjacent
to the site.



Z-10963

6 GEN. W.H. DEVINE WAY SOUTH BOSTON

Board of Appeal Referrals

1/14/88

Hearing: 1/10/88 Z-10964
Robert L. Beal
21 Brimmer Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Erect 7½-foot masonry wall in rear yard.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10964, Robert L. Beal, 21 Brimmer Street, Boston, for two variances to erect 7½-foot masonry wall in rear yard in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Wall will provide privacy and reduce noise from Storrow Drive which property abuts.



Z-10964

21 BRIMMER ST BOSTON

Board of Appeal Referrals

1/14/88

Hearing: 1/19/88

Z-10965
Frank O'Halloran
613B East Eighth Street
South Boston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect enclosed deck addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10965, Frank O'Halloran, 613B East Eighth Street, South Boston, for variance to erect enclosed deck addition to one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed addition would replace existing open deck and reduce side yard setback from eleven to five feet. Structure is end unit in identical three-row structures. Addition would be inappropriate and create an unwelcome precedent.



Z-10965

613B EAST EIGHTH ST SOUTH BOSTON

Board of Appeal Referrals

1/14/88

Hearing: 1/19/88

Z-10966
Children's Hospital
109 Brookline Avenue
Boston

Site: Three-story structure

District(s): General business (B-2)

Purpose: Erect two signs on walls of roof penthouse.

Violation(s): Signs above lowest point of roof.

VOTED: In reference to petition Z-10966, Children's Hospital, 109 Brookline Avenue, Boston, for conditional use to erect two signs on walls of roof penthouse in a general business (B-2) district, the Boston Redevelopment Authority recommends denial. Property is leased by Aku-Aku Restaurant. Billboard signs in the area have been removed. Proposed roof signs would be contrary to this endeavor.



Z-10966

109 BROOKLINE AVE BOSTON

1/14/88

19

Hearing: 1/21/88 Z-10967
Francis Campbell
4 Appian Way
Allston

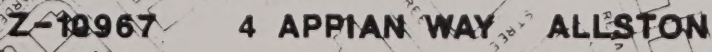
Site: 1½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10967, Francis Campbell, 4 Appian Way, Allston, for two variances to erect one-story addition to one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral until plans are submitted to the Authority for design review.



Board of Appeal Referrals

1/14/88

Hearing: 1/21/88

Z-10968
Edward H. Salant
890-900 Morton Street
Mattapan

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from four stores to three stores
and restaurant.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-10968, Edward H. Salant,
890-900 Morton Street, Mattapan, for variance for
change of occupancy from four stores to three stores
and restaurant in a local business (L-1) district,
the Boston Redevelopment Authority recommends
approval with proviso that appellant submit copy
of agreement with nearby supermarket for use of
its lot for off-street parking. Existing restaurant.



Z-10968

890-900 MORTON ST

MATTAPAN

Board of Appeal Referrals

1/14/88

Hearing: 1/21/88 Z-10969
62 Chandler Street Trust
62 Chandler Street
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Legalize occupancy as three apartments; erect roofdeck.

Violation(s): Density Limitation District.

Restricted Roof Structure District.

Insufficient open space.

VOTED: In reference to petition Z-10969, 62 Chandler Street Trust, 62 Chandler Street, Boston, for two conditional uses and variance to legalize occupancy for three apartments and erect roofdeck addition in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Appellant has reviewed plans with South End Historical Society and Ellis Neighborhood Association; headhouse addition will not be constructed.



Z-10989

62 CHANDLER ST BOSTON

22

Board of Appeal Referrals

1/14/88

Hearing: 1/21/88

Z-10970
Donald Haska
16-16R Polk Street
Charlestown

Site: One-story structure

District(s): Apartment (H-1)

Purpose: Erect ½-story addition to garage structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10970, Donald Haska, 16-16R Polk Street, Charlestown, for variance to erect ½-story addition to garage in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The garage is used as a work area by the appellant and not for business purposes. The addition will be used for ventilation and light purposes only as it will not be a full second floor and cannot be occupied as living or work space. Based upon the plans and the work that has already begun, the new addition should not have a detrimental effect upon the surrounding properties. A parking lot on the south side and a graveyard to the rear abut the property.



Z-10970 16-16A POLK ST CHARLESTOWN

Board of Appeal Referrals

1/14/88

Hearing: 1/21/88

Z-10972
Jesse Reznikow
8 Lindall Place
Boston

Site: Four-story structure

District(s): Apartment (H-2-65) and Local business (L-2-65)

Purpose: Change occupancy from four to five apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-10972, Jesse Reznikow, 8 Lindall Place, Boston, for variance for change of occupancy from four to five apartments in an apartment (H-2-65) and local business (L-2-65) districts, the Boston Redevelopment Authority recommends approval with proviso that basement apartment comply with Inspectional Services Department guidelines for such units. Occupancy apparently existing for many years. Proximity to Esplanade tends to mitigate open space deficiency.



Z-10972

8 LINDALL PLACE

BOSTON

Board of Appeal Referrals

1/14/88

24

Hearing: 1/21/88

Z-10973
Martin O'Brien
42 Grampian Way
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Enclose porch of three-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10973, Martin O'Brien, 42 Grampian Way, Dorchester, for two variances to enclose porch of three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Enclosure of second-floor porch for kitchen space. Yard violations existing and technical.



McCONNELL PARK

Z-10973 42 GRAMPIAN WAY DORCHESTER

Board of Appeal Referrals

1/14/88

Hearing: 1/21/88

Z-10975

Gary Martell & James McKernan
2-6 Fowle Street
Roslindale

Site: 5,233 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect three-family dwelling.

Violation(s): Insufficient lot area, front, rear yards, and off-street parking.

VOTED: In reference to petition Z-10975, Gary Martell & James McKernan, 2-6 Fowle Street, Roslindale, for four variances to erect three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to siting, facade, and landscaping be submitted to the Authority for design review approval. Revitalization of vacant corner lot.



Z-10975

2-6 FOWLE ST ROSLINDALE



Board of Appeal Referrals

1/14/88

Hearing: 1/21/88 Z-10978
Lew O. Welty
104 Child Street
Jamaica Plain

Site:

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from contractor's offices and storage to one-family dwelling; erect one-story rear addition.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10978, Lew O. Welty, 104 Child Street, Jamaica Plain, for variance for change of occupancy from contractor's offices and storage to one-family dwelling and erect one-story rear addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Lot is apparently subdivision of adjoining residential lot. Concerns are inadequate plans, small lot size, no side nor rear yards, extreme close proximity to adjoining buildings, and community input. Authority cannot support any further additions to this building due to lot size and proximity to adjoining buildings and street.



Z-10978

104 CHILD ST

JAMAICA PLAIN

Board of Appeal Referrals

1/14/88

Hearing: 1/21/88 Z-10980
Paul Custeau
192-192A Savin Hill Avenue
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-10980, Paul Custeau, 192-192A Savin Hill Avenue, Dorchester, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed conversion is contrary to the surrounding two-family dwellings and would set a negative precedent. Appellant has not submitted reasons to justify granting of the variances.



2-10980

192-192A SAVIN HILL AVE DORCHESTER

Board of Appeal Referrals

1/14/88

Hearing: 1/21/88 Z-10981
William G. Smith
15 Gilmer Street
Mattapan

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Enclose porches of three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient front yard.

VOTED: In reference to petition Z-10981, William G. Smith, 15 Gilmer Street, Mattapan, for two variances to enclose porches of three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Enclosure of second- and third-floor porches.



Z-10981

15 GILMER ST

MATTAPAN

Board of Appeal Referrals

1/14/88

Hearing: 1/21/88 Z-10982
Dylia Laroste
93 Hazelton Street
Mattapan

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-10982, Dylia Laroste, 93 Hazelton Street, Mattapan, for two variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Predominantly two-family street. Proposal would represent a precedent setting change in the character, scale, and density of this residential area.



Z-10982

93 HAZELTON ST

MATTAPAN

30

Board of Appeal Referrals

1/14/88

Hearing: 1/21/88

Z-10983

David E. Rosengard
1422 Columbia Road
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from three to four apartments.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-10983, David E. Rosengard, 1422 Columbia Road, South Boston, for three variances for change of occupancy from three to four apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Proposal is excessive, inappropriate, and a negative precedent setting to the surrounding neighborhood.



Z-10983

1422 COLUMBIA RD SOUTH BOSTON

Board of Appeal Referrals

1/14/88

Hearing: 1/21/88

Z-10984

John & Emily Chronopoulos

24 Pinehurst Street

Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-10984, John & Emily Chronopoulos, 24 Pinehurst Street, Roslindale, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Neighborhood is predominantly two family with existing parking deficiencies. Proposal is inappropriate; unwanted precedent.



Z-10984

24 PINEHURST ST ROSLINDALE

Board of Appeal Referrals

1/14/88

Hearing: 1/21/88

Z-10985
Lucien Jacques Jean
26 Corona Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose rear porch.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-10985, Lucien Jacques Jean, 26 Corona Street, Dorchester, for two variances to enclose rear porch in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval of enclosure and denial of porch extension as it would intrude on surrounding residences and set an unwanted precedent.



2-10985

26 CORONA ST

DORCHESTER

Board of Appeal Referrals

1/14/88

Hearing: 1/21/88 Z-11000
John Curley
336-340 Chelsea Street
East Boston

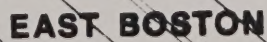
Site: 1½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from business garage and storage
to repair garage.

Violation(s): Repair garage is forbidden use.

VOTED: In reference to petition Z-11000, John Curley, 336-340 Chelsea Street, East Boston, for forbidden use for change of occupancy from business garage and storage to repair garage in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The garage is surrounded by a densely populated residential area, characteristically triple decker. Chelsea Street is a very active and congested street. Parking is at a premium. The garage and the externalities associated with an auto repair garage such as noise, fumes, and customers queuing on the street, has had serious impacts upon abutting residences. Windows of abutting property open directly onto the site. There has been strong neighborhood opposition expressed. In 1948, the Board of Appeal granted a variance to erect a building to house three one and one-half ton delivery trucks with the proviso that the building be removed no later than June 1, 1953. Facility is in continuing violation of this proviso. The structure has been used as an auto repair garage since 1953.



Board of Appeal Referrals

1/14/88

Hearing: 1/21/88 Z-11001
Robert D. & Francine A. Ford
310 Wood Avenue
Hyde Park

Site: 4,540 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect four-unit apartment (condo) structure.

Violation(s): Four-family dwelling is forbidden use.

Insufficient lot area, width, and open space.

Excessive building height.

VOTED: In reference to petition Z-11001, Robert D. & Francine A. Ford, 310 Wood Avenue, Hyde Park, for forbidden use and four variances to erect four-unit apartment structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Four-unit structure is excessive and would set an unwanted precedent. Plans have not been reviewed with neighbors-abutters who have expressed much opposition to the proposal. Siting of structure with front door facing driveway at side is inappropriate.



Z-11001

310 WOOD AVE

HYDE PARK

WESLEY G ROSS
PLAYGROUND

Board of Appeal Referrals

1/14/88

Hearing: 1/26/88

Z-11002
Sheffield Realty Trust
607 Tremont Street
Boston

Site: Four-story structure

District(s): Local business (L-2)

Purpose: Change occupancy from lodging house and store to
three apartments and store.

Violation(s): Excessive floor area ratio.

Restricted roof structure district.

Insufficient open space.

WITHDRAWN

Board of Appeal Referrals

1/14/88

Hearing: 1/26/88 Z-11003
Dean J. Lynch & Joan Nee
28 Waldeck Street
Dorchester

Site: 5,100 Square feet of land

District(s): Residential, two-family (R-.5)

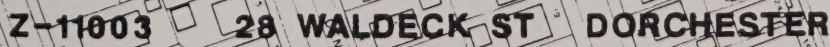
Purpose: Erect one-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor
within five feet of side lot line.

Excessive floor area ratio.

Insufficient front and rear yards.

VOTED: In reference to petition Z-11003, Dean J. Lynch & Joan Nee, 28 Waldeck Street, Dorchester for four variances to erect a one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to setbacks along Waldeck Street and Alpha Road, height, scale, and location off-street parking be submitted to the Authority for design review approval.



28 WALDECK ST

DORCHESTER

Board of Appeal Referrals

1/14/88

Hearing: 1/26/88 Z-11007
Steven Vona
812A Canterbury Street
Roslindale

Site: 7,083 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, front, and rear yards.

VOTED: In reference to petition Z-11007, Steven Vona, 812A Canterbury Street, Roslindale, for forbidden use and three variances to erect two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Appellant seeks to subdivide existing lot into two lots and to further split one of the lots to erect townhouses and to provide right of way. While a residential use at this site is appropriate, the proposal is inappropriate for this site and presents an unwanted precedent where the predominantly single-family neighborhood is already densely populated. There are serious questions concerning the feasibility of access to the proposed structures. The lot is already cramped; the location and addition of the new driveway and structures will further confuse an already tight lot. Canterbury Street is a well-travelled street--configuration and location of the new driveway will present a visibility and safety problem.



CEMETERY

MT. HOPE

CANTERBURY

STREET

CALVARY

ROAD

MT.

MT. HOPE

Z-11007 812A CANTERBURY ST ROSLINDALE

38

Board of Appeal Referrals

1/14/88

Hearing: 1/26/88

Z-11008
Steven Vona
32 Petrel Street
West Roxbury

Site: 4,968 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, side yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-11008, Steven Vona, 32 Petrel Street, West Roxbury, for five variances to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Plans have been reviewed with abutters and neighbors. West Roxbury Civic Improvement Association has no opposition.



Z-11008

32 PETREL ST WEST ROXBURY

Board of Appeal Referrals

1/14/88

Hearing: 1/21/88 Z-11016
Gumball Realty Trust
120 Orleans Street
East Boston

Site: 6½-Story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from 40 to 44 apartments.

Violation(s): Extension of nonconforming use.

Insufficient lot area.

VOTED: In reference to petition Z-11016, Gumball Realty Trust, 120 Orleans Street, East Boston, for extension of nonconforming use and variance for change of occupancy from 40 to 44 apartments in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. This is a technical change to a previous Board of Appeal case. The Authority has worked for over a year with the appellant both before the Board of Appeal hearing and after the project received approval with design review in August, 1986. During the design review process, four units were shifted to the proposed new building from the existing renovated building space in renovated building. No change in total number of units. Last September, the Authority voted to approve the project after extensive design review.



Z-11018 120 ORLEANS ST EAST BOSTON

Board of Appeal Referrals

1/14/88

Hearing: 1/21/88

Z-11043
Leo Brown
11 Fottler Road
Mattapan

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-11043, Leo Brown, 11 Fottler Road, Mattapan, for variance to legalize occupancy for two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy; essentially a conversion from a one-family dwelling. Proposal will not adversely affect the architectural integrity of existing structure nor significantly impact the nature of the surrounding neighborhood, a mix of one- to four-family structures.



Z-11043

11 FOTTLER RD

MATTAPAN

41

Board of Appeal Referrals

1/14/88

Hearing: 1/26/88

Z-11056

Public Facilities Department

Harold R. Donovan

120 West Eighth Street

South Boston

Site: 4,245 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-11056, Harold R. Donovan, 120 West Eighth Street, South Boston, for variance to erect one-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment side yard setback of garage be submitted to the Authority for design review approval. The City, through its Public Facilities Department, is supporting the construction of affordable housing at this site.



Z-11058

120 WEST EIGHTH ST SOUTH BOSTON

42

Board of Appeal Referrals

1/14/88

Hearing: 1/19/88 Z-11058
Ellsworth Supply Co., Inc.
3-5 Ellsworth Street
Dorchester

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect one-story side addition to plumbing supply
storage structure.

Violation(s): Extension of nonconforming use.

Insufficient side, rear yards, and off-street parking.

VOTED: In reference to petition Z-11058, Ellsworth Supply Co., Inc., 3-5 Ellsworth Street, Dorchester, for extension of nonconforming use and three variances to erect one-story side addition to plumbing supply storage structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposal is not reflective of the existing physical character of the Dorchester Avenue-Ellsworth Street area and would have negative effects on potential redevelopment of the surrounding neighborhood. The Dorchester community and the Authority also have strong concerns with respect to compatibility of commercial uses on residential streets directly abutting Dorchester Avenue. Strong community opposition.



2-11058

3-5 ELLSWORTH ST DORCHESTER

Board of Appeal Referrals

1/14/88

Hearing: 1/19/88

Z-11067
Jean D. Raphael
91-93 River Street
Mattapan

Site: 5,820 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Off-street parking not allowed within front yard
nor within five feet of side lot line.

Insufficient lot area and rear yard.

VOTED: In reference to petition Z-11067, Jean D. Raphael, 91-93 River Street, Mattapan, for three variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to siting, off-street parking location, and front entrance be submitted to the Authority for design review approval. Proposal is compatible with mixed uses on River Street and will improve property and enhance the neighborhood.



Z-11067

91-93 RIVER ST MATTAPAN

Board of Appeal Referrals

1/14/88

14

Hearing: 1/26/88 Z-11068
EDIC
300 Northern Avenue
South Boston

Site: Two-story structure

District(s): Waterfront (W-2)

Purpose: Change occupancy from shipyard offices and shops to light manufacturing, storage, and temporary lodging for 30 U.S. Navy personnel.

Violation(s): Lodging house is conditional use.

VOTED: In reference to petition Z-11068, EDIC, 300 Northern Avenue, South Boston, for conditional use for change of occupancy from shipyard office and shops to light manufacturing, storage, and temporary lodging for 30 U.S. Navy personnel in a waterfront (W-2) district, the Boston Redevelopment Authority recommends deferral until such time as the plans are reviewed by the Authority and the community. The **site is located within the Harborpark IPOD** and has yet to be reviewed by the Harborpark Advisory Committee.



STREET

NORTHERN

U.S. NAVAL RESERVATION

PARKING

TENNIS COURT

AVENUE

DRY DOCK

Z-11068

300 NORTHERN AVE

SOUTH BOSTON

TERMINAL

STREET

U.S. ARMY BASE

Board of Appeal Referrals

1/14/88

Hearing: 1/21/88

Z-11102

The Beth Israel Hospital Corporation
330 Brookline Avenue
Boston

Site: 12-Story structure

District(s): Apartment (H-3)

Purpose: Erect five-story addition to hospital structure.

Violation(s): Hospital is conditional use.

Excessive floor area ratio.

VOTED: In reference to petition Z-11102, The Beth Israel Hospital Corporation, 330 Brookline Avenue, Boston, for conditional use and variance to erect five-story addition to hospital structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral until development review is completed. Proposed project consists of 25,000-square-foot infill addition for research space. Petitioner has agreed to a deferral.



BOSTON METRO AND ALBANY

RIVER

WHEEL LOCK COLLEGE

SIMMONS COLLEGE RESIDENCE CAMPUS

WINSOR SCHOOL

EMMANUEL

SHORT STREET

PARKING AREA

PARKING AREA

TENNIS COURTS

PLAY GROUND

TENNIS COURTS

BETH

ISRAEL

HOSPITAL

Z-11192 330 BROOKLINE AVE BOSTON

PARKING AREA

DEACONESS

HOSPITAL

BETH

ISRAEL

HOSPITAL

Board of Appeal Referrals

1/14/88

Hearing: 1/26/88 Z-11104-11106
Richard Saris & Richard O'Dea
31-33-34 Petrel Street
West Roxbury

Site: 5,076, 5,832, and 4,968 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect three one-family dwellings.

Violation(s): Insufficient lot area, width, side yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-11104-11106, Richard Saris & Richard O'Dea, 31-33-34 Petrel Street, West Roxbury, for thirteen variances to erect three one-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Plans have been reviewed with abutters and neighbors. West Roxbury Civic Improvement Association has no opposition.

Board of Appeal Referrals

1/14/88

Hearing: 1/26/88

Z-10803

Logan Realty Trust
261 West Newton Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-45)

Purpose: Change occupancy from six apartments and office to nine apartments and dentist's office; erect two-story rear addition.

Violation(s): Excessive floor area ratio.

Insufficient open space, side, and rear yards.

VOTED: In reference to petition Z-10803, Logan Realty Trust, 261 West Newton Street, Boston, for four variances for change of occupancy from six apartments and office to nine apartments and dentist's office and erect two-story rear addition in an apartment (H-2-45) district, the Boston Redevelopment Authority recommends denial. The addition as shown on the plans presented to the Authority is too large, adds excessive density to an already dense area, and provides no additional parking for the additional residential unit. The St. Botolph Citizens' Committee is opposed to the project as proposed.